

3.3-1100 Hospital Support Overlay District

Subsections:

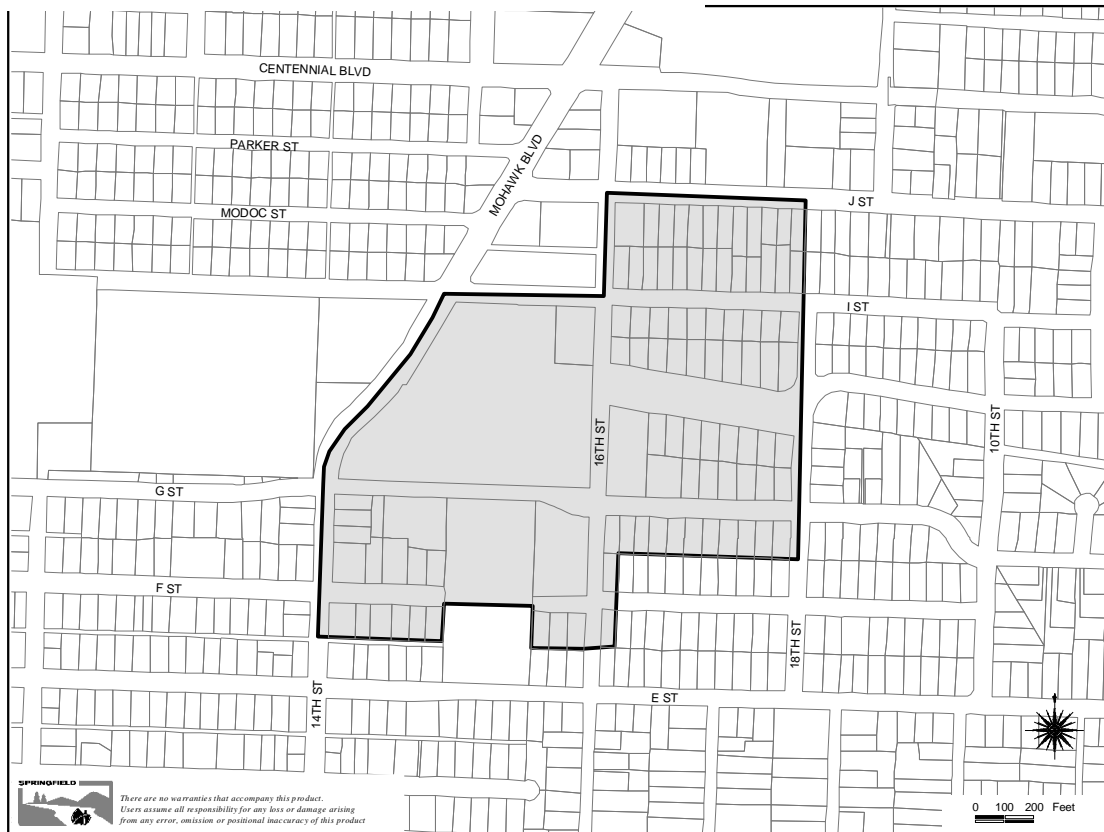
- 3.3-1105 Purpose**
- 3.3-1110 Applicability**
- 3.3-1115 Review**
- 3.3-1120 Permitted or Discretionary Uses**
- 3.3-1125 Design Standards**

3.3-1105 Purpose

The Hospital Support (HS) Overlay District is established to provide an area in the immediate vicinity of the McKenzie-Willamette Hospital for future hospital expansion and for hospital related support services.

3.3-1110 Applicability

The provisions of SDC 3.3-1100 apply only to the land within the boundaries of the HS Overlay District:



3.3-1115 Review

Development proposals are reviewed under Type 2 procedure as specified in SDC 5.17-100.

3.3-1120 Permitted or Discretionary Uses

The following uses may be allowed in the HS Overlay District as indicated, subject to the provisions, additional restrictions and exceptions specified in this Code.

<i>Use/Use Categories</i>	<i>HS Overlay District</i>
Physicians services	P
Dental services	P
Hospital services, including medical heliport	P
Medical laboratory services	P
Dental laboratories	P
Group care homes	P
Medical clinic, out-patient service	P
Other medical and health services, including food service, cafeteria and laundry service	P
Certain Wireless Telecommunications Systems Facilities (See SDC 4.3-145)	D/P
Residential or skilled care facilities	P
Secondary uses including medical-related retail and service uses, restaurants, convenience stores and services, and day care facilities ⁽¹⁾	P
Parking garages	P

(1) These secondary uses permitted, but may not exceed 10 percent of the gross floor area of all the buildings in a development area.

3.3-1125 Design Standards

- A.** All yard, lot/parcel size, coverage, density, fencing, parking standards shall be subject to the same standards as professional offices in residential districts.
- B.** A minimum of 25 percent of the lot/parcel shall be of planted material.
- C.** Parking lots shall meet the planting standards applicable to commercial development.